City of Mississauga
Minutes

MISSISSAUGA

Planning and Development Committee

Date: **October 19, 2020**
Time: **6:00 PM**
Location: **Council Chambers, Civic Centre, 2nd Floor**
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
And Online Video Conference

Members	Mayor Bonnie Crombie	
	Councillor Stephen Dasko	Ward 1
	Councillor Karen Ras	Ward 2
	Councillor Chris Fonseca	Ward 3
	Councillor John Kovac	Ward 4
	Councillor Ron Starr	Ward 6
	Councillor Dipika Damerla	Ward 7
	Councillor Matt Mahoney	Ward 8
	Councillor Sue McFadden	Ward 10
	Councillor George Carlson	Ward 11 (Chair)
	Councillor Carolyn Parrish	Ward 5 (ex-officio)
	Councillor Pat Saito	Ward 9 (ex-officio)

Staff Present

Mr. Andrew Whittemore, Commissioner, Planning & Building
Ms. Lia Magi, Legal Counsel
Mr. Chris Rouse, Director, Development and Design
Mr. Jason Bevan, Director, Planning Strategies
Ms. Sangita Manandhar, Team Leader, Park Assets
Ms. Lin Rogers, Manager, Transportation Projects
Ms. Emma Calvert, Manager, Engineering and Construction
Mr. Stephen Sterling, Manager, Special Projects,
Mr. Romas Jukevnics, Manager, Planning Programs
Ms. Katherine Morton, Manager, Planning Strategies
Ms. Sacha Smith, Manager, Legislative Services and Deputy Clerk
Ms. Angie Melo, Legislative Coordinator

1. CALL TO ORDER - 6:02 PM

2. DECLARATION OF CONFLICT OF INTEREST- Nil

3. MINUTES OF PREVIOUS MEETING

3.1 Planning and Development Committee Draft Minutes - September 28, 2020

Approved (Councillor K. Ras)

4. MATTERS TO BE CONSIDERED

4.1 PUBLIC MEETING INFORMATION REPORT (WARDS 1-11)

City Initiated Amendments for D (Development) Policies and Zone
File: CD.02-MIS

Stephen Sterling, Manager, Special Projects, provided an overview of the City initiated Amendments for D Development Policies and Zone Regulations.

In response to Councillor Ras' inquiry regarding whether the amendments would apply to a vacant property at Clarkson Road and Balsam Avenue, to obtain a minor variance, Stephen Sterling, Manager, Special Projects, explained that proposed policy changes would not apply to the vacant property, and further, explained that there are environmental issues at that property.

In response to Councillor Damerla's inquiry regarding the placement of a sign at a property in her Ward, Chris Rouse, Director, Development and Design advised that the designation on individual properties are not being changed, just the policies within the Official Plan; therefore, an application for a sign variance would have to be made.

In response to Councillor Dasko's inquiry regarding a property in his Ward that has residents on one side and a business to the rear, Chris Rouse advised that the policy changes would allow for staff and the Committee of Adjustment to assess the proposal, and further noted that there may have been a change to ownership of this particular property, and may not be an issue; however, staff would have to review it.

RECOMMENDATION PDC-0037-2020

That the report dated September 25, 2020 from the Commissioner of Planning and Building regarding proposed amendments to Development Zone Provisions and Policies in Section 19.11 of Mississauga Official Plan and Section 12.3 of Zoning By-law 0225-2007, be received for information.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

Carried (11 to 0)

4.2 PUBLIC MEETING INFORMATION REPORT (WARD 2)
Southdown Local Area Plan – City Initiated Official Plan Amendment

Romas Jukevnics, Manager, Planning Programs, provided an overview of the Southdown Local Area Plan, City initiated Official Plan.

In response to Councillor Ras' inquiry on ways to expedite this initiative at the Region, Romas Jukevnics, Manager, Planning Programs advised that staff have been in discussions with the Region and have a meeting scheduled at the end of the month to discuss timelines.

Andrew Whittemore, Commissioner, Planning and Development suggested Councillor Ras raise this matter at the Region.

Councillor Ras, advised that she and Councillor Fonseca would bring forward a Motion on this matter at the next Regional meeting.

RECOMMENDATION PDC-0038-2020

1. That the report titled "Southdown Local Area Plan – City Initiated Official Plan Amendment" dated October 5th, 2020 from the Commissioner of Planning and Building be received for information.

2. That submissions made at the Planning and Development Committee Public Meeting held on October 19, 2020, regarding the report titled "Southdown Local Area Plan - City Initiated Official Plan Amendment," dated October 5th, 2020 from the Commissioner of Planning and Building, be received.

3. That Staff report back to the Planning and Development Committee on the submissions made from the public, and comments made from circulated departments and agencies, regarding the proposed changes, outlining any modifications to the original proposed amendment, as necessary.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

Carried (11 to 0)

4.3 PUBLIC MEETING INFORMATION REPORT (WARD 4 AND WARD 5) – Mississauga Official Plan Amendment for the Uptown Major Node Character Area

Katherine Morton, Manager, Planning Strategies, provided an overview of the Official Plan Amendment for the Uptown Major Node Character Area.

In response to Councillor Damerla's inquiry regarding how the numbers reflected on the proposed growth and development's existing zoning and current trajectory, were arrived at, green space and transitional plans, Katherine Morton, Manager, Planning Strategies

explained that in testing levels of infrastructure, they looked at what was the upper limit and modelled various scenarios, reviewed the cumulative impact of growth in the area, received feedback from various city departments, school boards and service providers, and noted that even with the higher population, that the infrastructure constraints were not much. Ms. Morton also noted that a traffic assessment was conducted and identified some issues with the level of congestion, which is why a finer grain network is being proposed to alleviate pressure and allow local traffic to move. Further, Ms. Morton explained that parkland would be secured through the development application process, parkland dedication requirements in the *Planning Act*; and, that the existing Transitional Policies in the Uptown Node Policy Framework will remain in place.

In response to Councillor Dasko's inquiry regarding how large an area has to be before a Master Plan is deemed necessary, and the projection of job growth, Katherine Morton, Manager, Planning Strategies, explained that the policy does not specify a size and that the Planner, through meetings with the applicant during the pre-application process, determines the necessity for a Master Plan. Further, Ms. Morton explained the outcome of the range of different scenarios tested and noted that the main growth is residential and that job growth was modest, and that the focus was to retain existing space to protect existing jobs and encourage future employment.

Andrew Whittemore, Commissioner, Planning and Development noted that there is an overriding policy within the Official Plan, that any major node has a resident to jobs ratio and that this is what we are trying to achieve and we are on track; however, we will continue to negotiate office development, which is now more of a conversation given the current pandemic.

In response to Councillor Kovac's inquiry regarding traffic flow current trajectory, Lin Rogers, Manager, Transportation Projects advised that a review of the future road network and the Light Rail Transit (LRT) did establish that it requires a finer grain network and a significant increase in mode split in order to accommodate and improve capacity constraints until 2041.

In response to Councillor Kovac's inquiry regarding requirements for an additional school in the area, Katherine Morton, Manager, Planning Strategies advised that the Peel District School Board is in immediate need of a new facility to service the Hurontario corridor based on the current population.

Councillor Parrish spoke regarding the amenities at Fairwind Park, that is scheduled to open in 2021, and thanked Pinnacle for their contribution. Councillor Parrish further spoke to the importance of affordable housing especially along the LRT; expressed concern with the building height policies not amended, and asked staff to review the density of occupancy of the recently approved buildings that at approximately 32 storeys; and the repurposing of schools that have recently closed.

In response to Councillor Carlson's inquiry whether we are developing a method to consider persons working from home being counted as employment, Andrew Whittemore, Commissioner, Planning and Development, explained that the way employment is measured and scaled is based on how the growth plan and Provincial Legislation defines employment, which is a challenge as the Province does not view retail and home base businesses as employment. Mr. Whittemore noted that developers are looking at incorporating working space amenities for future developments.

Councillor McFadden commented on the development of mobile office spaces in new condominium developments and is in support of this city initiative and looks forward to developing this initiative in her Ward along Ninth Line.

In response to Councillor Parrish's inquiry regarding incentives for development of rental buildings and the consideration for fast tracking rental building applications, Chris Rouse, Director, Development and Design confirmed that they are currently fast tracking all applications and reported that there has been an increase of rental applications. Jason Bevan, Director, City Planning Strategies, advised that there has been provincial changes with respect to development charges were the interest being deferred for any non-profit rental buildings over a period of 25 years, and profit rentals overs 5 years, and consideration of not requiring inclusionary zoning for rental buildings are a couple of incentives being considered to encourage affordable housing.

RECOMMENDATION PDC-0039-2020

1. That the report titled "Mississauga Official Plan Amendment for the Uptown Major Node Character Area" dated October 5, 2020 from the Commissioner of Planning and Building, be received for information.

2. That the submissions made at the Public Meeting held on October 19, 2020 to consider the report titled "*Mississauga Official Plan Amendment for the Uptown Major Node Character Area"* dated October 5, 2020, from the Commissioner of Planning and Building, be received.

YES (11): Mayor Crombie, Councillor S. Dasko, Councillor K. Ras, Councillor C. Fonseca, Councillor J. Kovac, Councillor R. Starr, Councillor D. Damerla, Councillor M. Mahoney, Councillor S. McFadden, Councillor G. Carlson , and Councillor C. Parrish

Carried (11 to 0)

5. ADJOURNMENT

7:20 PM (Councillor M. Mahoney)